159.0	0002	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,800 /	845,800
					USE VALUE:	845,800 /	845,800
					ASSESSED:	845,800 /	845,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARAGEORGE PENELOPE J &
Owner 2:	RUSSO CHRISTINE KARAGEORGE
Owner 3:	
Street 1:	152 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KARAGEORGE GEORGE/ETAL -
Owner 2:	KARAGEORGE TRUST -
Street 1:	152 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 2676 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	362,800		483,000	845,800
Total Card	0.207	362,800		483,000	845,800
Total Parcel	0.207	362,800		483,000	845,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.07 | /Parcel: 316.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 159.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,900	0	9,000.	483,000	845,900	845,900	Year End Roll	12/18/2019
2019	101	FV	271,200	0	9,000.	483,000	754,200	754,200	Year End Roll	1/3/2019
2018	101	FV	271,200	0	9,000.	407,100	678,300	678,300	Year End Roll	12/20/2017
2017	101	FV	271,200	0	9,000.	372,600	643,800	643,800	Year End Roll	1/3/2017
2016	101	FV	271,200	0	9,000.	317,400	588,600	588,600	Year End	1/4/2016
2015	101	FV	175,100	0	9,000.	276,000	451,100	451,100	Year End Roll	12/11/2014
2014	101	FV	175,100	0	9,000.	255,300	430,400	430,400	Year End Roll	12/16/2013
2013	101	FV	175,100	0	9,000.	242,900	418,000	418,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12383

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARAGEORGE GEOR	68348-338		11/4/2016	Convenience	1	No	No		
KARAGEORGE PENE	31251-92		3/29/2000	Family	1	No	No		
	11419-268		10/30/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2015	392	Solar Pa	19,635		4/23/2015			Install 17 solar p
9/15/2014	1194	Addition	110,000		9/15/2014			Construct 2nd floo

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2015	Meas/Inspect	PC	PHIL C
12/18/2008	Measured	294	PATRIOT
12/1/1999	Meas/Inspect	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	7									483,002						483,000	

Total AC/HA: 0.20661 | Total SF/SM: 9000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,002 | Spl Credit | Total: 483,000

User Acct

105415

GIS Ref

GIS Ref

Insp Date

06/08/15

!12383!

PRINT

Date	Time
12/11/20	02:28:35

LAST REV

Date	Time
12/07/16	15:17:15

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	105415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04237664
Const Adj.:	0.98010004
Adj $ / SQ:	127.704
Other Features:	64939
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445704
Depreciation:	82901
Depreciated Total:	362803

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

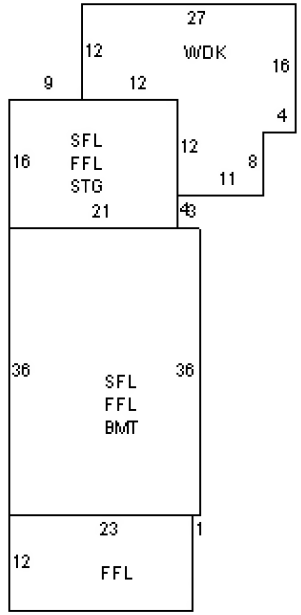
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.70
Special Features:	0	Val/Su Net:	83.44
Final Total:	362800	Val/Su SzAd	135.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,476	127.700	188,491
SFL	Second Floor	1,200	127.700	153,245
BMT	Basement	864	38.310	33,101
WDK	Deck	472	7.960	3,756
STG	Storage	336	6.460	2,172

Net Sketched Area:	4,348	Total:	380,765
Size Ad	2676	Gross Are	4348	FinArea	2676
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	